

LU-03 Future Buildout Table

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Pop ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	529	2.0 du/ac	1,057	3,863	-	-
Low Density ^{6,7}	~~6,274~~ <u>5,810</u>	5.9 du/ac (north of Riverside Dr)	~~34,848~~ <u>32,753</u>	~~127,326~~ <u>119,671</u>	-	-
		4.5 du/ac (south of Riverside Dr) ⁷			-	-
Low-Medium Density ⁶	~~889,930~~ <u>889,930</u>	8.5 du/ac	~~7,520~~ <u>7,865</u>	~~26,475~~ <u>27,737</u>	-	-
					-	-
Medium Density ⁷	~~2,299~~ <u>2,292</u>	18.0 du/ac (north of Riverside Dr)	~~47,206~~ <u>47,010</u>	~~152,855~~ <u>152,223</u>	-	-
		22.0 du/ac (south of Riverside Dr) ⁸			-	-
High Density	~~198,536~~ <u>198,536</u>	25.0 du/ac (north of Riverside Dr)	~~5,089~~ <u>16,902</u>	~~13,038~~ <u>43,308</u>	-	-
		35.0 du/ac (south of Riverside Dr)			-	-
Subtotal	~~10,189~~ <u>10,096</u>		~~95,720~~ <u>105,587</u>	~~323,553~~ <u>346,802</u>	-	-
Mixed Use						
• Downtown	132	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	~~2,762~~ <u>2,783</u>	~~7,077~~ <u>7,131</u>	1,833,291	4,097
• East Holt Boulevard ⁸	~~75~~ <u>92</u>	• 75% of the area at 30 du/ac • 25% of area at 0.80 FAR retail	~~1,692~~ <u>2,074</u>	~~4,336~~ <u>5,313</u>	~~-655,222~~ <u>802,882</u>	~~546~~ <u>669</u>
• West Holt Boulevard ⁸	1	• 75% of the area at 30 du/ac • 25% of area at 0.80 FAR retail	33	84	12,678	11
• Meredith	91	• 50% of the area at 40 du/ac • 50% at 0.35 FAR for retail uses	1,815	4,651	691,939	577
• Multimodal Transit Center	73	• 15% of the area at 60 du/ac • 60% of the area at 1.0 FAR office and retail • 25% of the area at 0.70 FAR Lodging	653	1,673	2,449,557	5,993
• Inland Empire Corridor	37	• 82% of the area at 10 du/ac • 18% of area t 0.35 FAR retail	300	769	100,455	84
• Guasti	86	• 30% of the area at 30 du/ac • 15% of area at 1.0 FAR retail • 30% of area at 0.70 FAR office • 25% of area at 0.70 FAR Lodging	777	1,991	2,012,077	3,848
• Ontario Center ⁸ (south of Concourse & east of Haven)	186	• 40% of area at 40 du/ac • 20% of area at 1.0 FAR office • 30% of area at 0.70 FAR retail	3,729	9,553	3,329,507	7,327
• Ontario Center ⁸ (north of Concourse & west of Haven)	169	• 75% of area at 40 du/ac • 10% of area at 1.00 FAR office • 15% of area at 0.80 FAR retail	5,076	13,006	1,621,435	3,417
• Ontario Mills	249	• 40% of area at 40 du/ac • 5% of area at 0.75 FAR office • 55% of area at 0.50 FAR retail	3,990	10,223	3,394,666	3,971

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• Rich-Haven ²	154	86% of area at 18 du/ac 2% of area at 0.35 FAR office 12% of area at 0.30 FAR retail	2,380	6,097	287,946	371
• Parkside	3	50% of the area at 35 du/ac 50% of area at 0.80 FAR retail	52	132	51,440	129
• ~~Eucalyptus/~~ ~~Chino Airport²~~	~~101~~	~~40% of the area at 35 du/ac~~ ~~10% of area at 0.80 FAR retail~~ ~~20% of area at 1.00 FAR office~~ ~~30% of area at 0.60 FAR business park (industrial)~~	~~1,471~~	~~3,769~~	~~2,059,760~~	~~4,008~~
• Grove ²	~~36~~ 45	65% of the area at 35 du/ac 25% of area at 0.80 FAR retail 10% of area at 0.70 FAR office	~~821~~ 1,025	~~2,104~~ 2,627	~~385,285~~ 481,025	~~630~~ 786
• ~~Great Grand~~ Park ²	~~300~~ 188	~~30~~ 70% of area at ~~25~~ 35 du/ac 30% of area at 0.35 FAR office 40% of area at 0.30 FAR retail ~~uses~~	~~7,342~~ 4,594	~~18,813~~ 11,772	~~2,741,373~~ 1,715,486	~~4,846~~ 3,032
• <u>Sports Park</u>	<u>71</u>	<u>30% of area at 30 du/ac</u> <u>15% of area at 1.00 FAR office</u> <u>25% of area at 0.70 FAR hospitality</u> <u>30% of area at 0.70 FAR retail</u>	<u>637</u>	<u>1,632</u>	<u>1,649,650</u>	<u>2,637</u>
• <u>Neighborhood</u> <u>Activity Hub⁸</u> <u>(Vineyard & Riverside)</u>	<u>37</u>	<u>30% of area at 30 du/ac</u> <u>15% of area at 1.00 FAR office</u> <u>25% of area at 0.70 FAR hospitality</u> <u>30% of area at 0.70 FAR retail</u>	<u>331</u>	<u>847</u>	<u>856,025</u>	<u>1,368</u>
• Neighborhood Activity Hub ⁸ (Mountain Village)	8	50% of the area at 35 du/ac 50% of area at 0.80 FAR retail	137	350	136,070	340
• Neighborhood Activity Hub ⁸ (Mountain & Fourth)	7	70% of the area at 50 du/ac 30% of area at 0.80 FAR retail	251	643	75,008	188
• Neighborhood Activity Hub ⁸ (Euclid & Francis)	13	50% of the area at 30 du/ac 50% of area at 0.80 FAR retail	190	487	220,912	552
• Neighborhood Activity Hub ⁸ (Euclid & Walnut)	16	75% of the area at 30 du/ac 25% of area at 0.80 FAR retail	369	945	142,840	357
• Neighborhood Activity Hub ^{2,8} (Euclid & Riverside)	15	75% of the area at 35 du/ac 25% of area at 0.80 FAR retail	394	1,009	130,662	327
Subtotal	~~1,752~~ 1,672	-	~~34,234~~ 31,591	~~87,712~~ 80,935	~~22,332,123~~ 21,995,551	~~41,619~~ 40,081
Retail/Service						

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Neighborhood Commercial ⁶	~~246~~ 237	0.30 FAR	-	-	~~3,212,553~~ 3,100,519	~~8,762~~ 8,456
General Commercial	~~385~~ 357	0.30 FAR	-	-	~~5,033,395~~ 4,661,303	~~5,605~~ 5,191
Office/Commercial	309	0.75 FAR	-	-	10,101,773	28,239
Hospitality	~~194~~ 167	1.00 FAR	-	-	~~8,458,978~~ 7,273,232	~~11,412~~ 9,812
Subtotal	~~1,134~~ 1,070		-	-	~~26,806,659~~ 25,136,787	~~54,018~~ 51,698
Employment						
Business Park ⁶	~~1,146~~ 1,426	0.50 FAR	-	-	~~25,324,447~~ 31,339,693	~~43,546~~ 48,947
Industrial ⁶	~~7,651~~ 7,666	0.55 FAR	-	-	~~183,314,481~~ 183,669,538	~~148,293~~ 148,588
Subtotal	~~8,797~~ 9,091		-	-	~~208,638,928~~ 215,009,231	~~191,839~~ 197,535
Other						
Open Space–Non-Recreation	1,200	Not applicable	-	-	-	-
Open Space–Parkland ⁶	~~1,041~~ 998	Not applicable	-	-	-	-
Open Space–Water	17	Not applicable	-	-	-	-
Public Facility	90	Not applicable	-	-	-	-
Public School	~~603~~ 604	Not applicable	-	-	-	-
Ontario International Airport	~~1,423~~ 1,408	Not applicable	-	-	-	-
Landfill	137	Not applicable	-	-	-	-
Railroad	250	Not applicable	-	-	-	-
Roadways	5,389	Not applicable	-	-	-	-
<i>Subtotal</i>	~~10,150~~ 10,092	-	-	-	-	-
Total	32,022	-	~~129,952~~ 137,177	~~411,265~~ 427,737	~~263,828,479~~ 268,162,895	~~299,204~~ 301,037

Notes

1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. There are a few notable exceptions to this. The assumed density for Low-Density Residential north of Riverside Drive is estimated above the allowed density to account for the continued use of areas that were built at densities above the current allowance, and to account for growth in these areas due to accessory dwelling unit (ADU) development and lot splits. Some areas were also entitled at greater densities

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due to the use of gross acreage rather than net acreage. These areas, identified in note 7 utilized customized growth assumptions to ensure that the future projection was equal to or larger than the number of existing units in built areas, and equal to or larger than existing entitlements in undeveloped or partially developed areas.

2 Acres are based on the City's Parcel data as of January 2021.

3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.

4 Projections of population by residential designation are based on projected occupancy rates and a persons-per-household factor that varies by housing type.

5 The factors used to generate the number of employees by land use category were derived by comparing 2018 employment data published by the U.S. Census as part of the Longitudinal Employer-Household Dynamics (LEHD) dataset to existing building square footage by use type, as recorded in the City's building permit database.

6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park and Industrial Overlays. Estimates within overlay areas are included within the corresponding Business Park and Industrial categories.

7. To ensure future projections are equal to or larger than existing conditions in built out areas as of August 2021, and equal to or larger than existing entitlements (approved before August 2021) in undeveloped or partially developed areas, buildout estimates for the following projects, assumed realistic densities as follows: Countryside Specific Plan (Low Density Residential: 6.18 du/ac), Creekside Specific Plan (Low Density Residential: 7.47 du/ac, Medium Density Residential: 15.81 du/ac), Subarea 29 Specific Plan (Low Density Residential: 6.55).

8. In certain mixed use categories, different buildout assumptions were employed on different sites. Variations in assumptions are included in multiple rows within this table.

Last Amended: August 16, 2022